

Certificate of Limited Partnership

A09000000866

FILED

December 11, 2009

Sec. Of State

gharvey

Name of Limited Partnership:

ESPLANADE CONDOS, LP

Street Address of Limited Partnership:

837 DOLLEY MADISON BOULEVARD
MCLEAN, VA. 22101

Mailing Address of Limited Partnership:

837 DOLLEY MADISON BOULEVARD
MCLEAN, VA. 22101

The name and Florida street address of the registered agent is:

GUS SANKERS
4091 TIMUQUANA ROAD
JACKSONVILLE, FL. 32210

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: GUS SANKERS

The name and address of all general partners are:

Title: G
ESPLANADE CONDOS GP, LLC
837 DOLLEY MADISON BOULEVARD
MCLEAN, VA. 22101

The effective date for this Limited Partnership shall be:

12/11/2009

Signed this Eleventh day of December, 2009

I (we) declare the I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

General Partner Signature: VICTOR R. FRANSEN